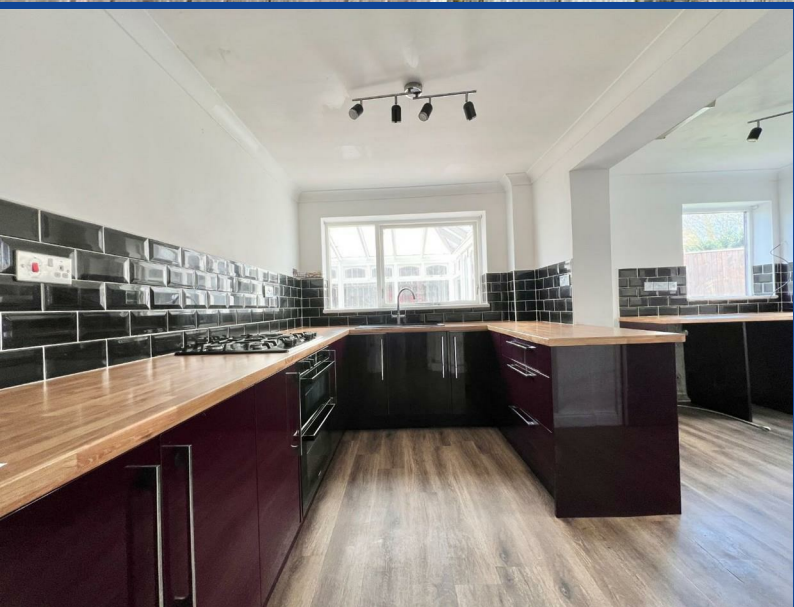




Deneside, DL15 8JR
5 Bed - House - Semi-Detached
Offers Over £210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* NO FORWARD CHAIN * LARGE FAMILY HOME *

Robinsons are delighted to offer to the sales market this large five bedroom house which has ample off road parking and double garage. The house is located in a pleasant cul-de-sac in Howden Le Wear and is within close proximity of schooling, shopping amenities and bus links.

The house is warmed by gas central heating and has UPVC double glazing.

The internal accommodation comprises; entrance hallway, cloakroom/WC, lounge/dining room, conservatory. Spacious kitchen/breakfast room.

To the first floor there are five bedrooms and a modern fitted bathroom suite.

Outside there is a ample off road parking to the front which leads to a double garage. At the rear there is an enclosed garden.

Howden Le Wear is conveniently positioned being Crook and Bishop Auckland and has a primary school and post office. A wider range of amenities can be found in neighbouring towns which are just a short drive away.

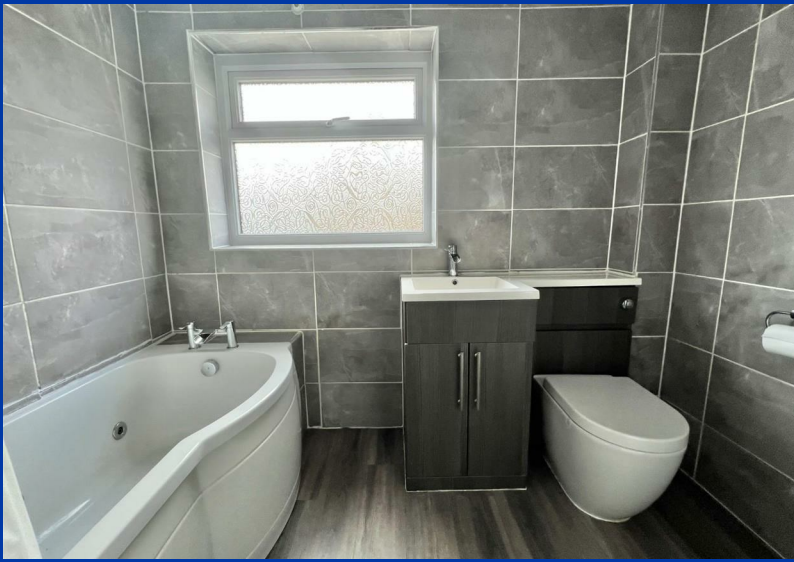
Contact Robinsons for further information and to arrange an internal viewing.

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: C
Tenure: Freehold
Council Tax Band: C
Annual Price: £2,268
Broadband
Basic
5 Mbps
Superfast
56 Mbps
Mobile Signal: Average

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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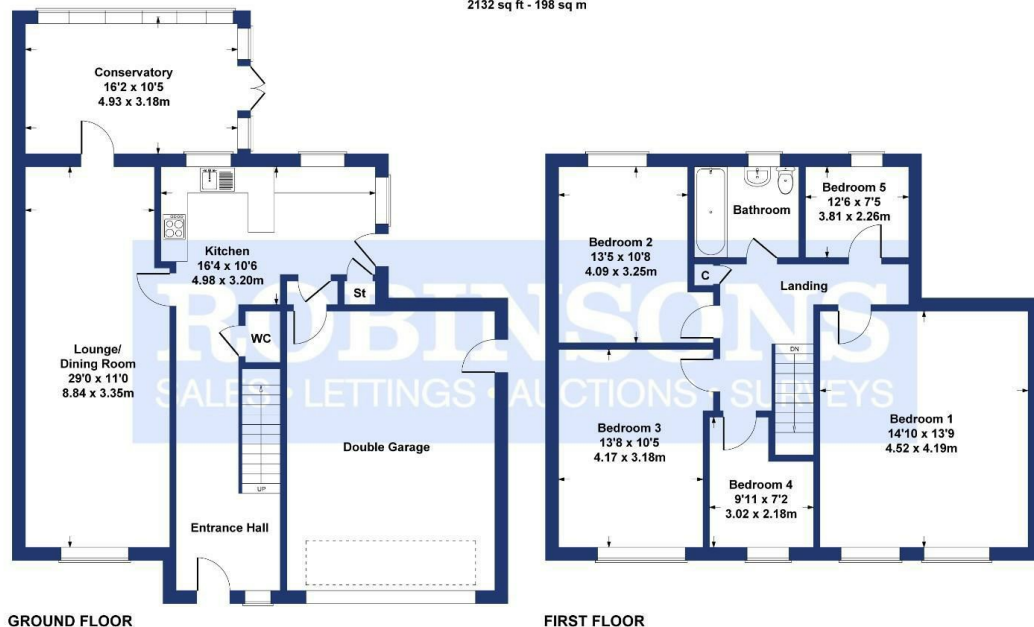
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Deneside Howden Le Wear

Approximate Gross Internal Area
2132 sq ft - 198 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonssedgefield.co.uk

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The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

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